



City of Seattle
Seattle Department of Neighborhoods
Bernie Agor Matsuno, Director



King County



HARBORVIEW MEDICAL CENTER MAJOR INSTITUTIONS STANDING CITIZENS ADVISORY COMMITTEE

Harborview Medical
Center Major Institutions
Standing Citizens
Advisory Committee

MINUTES

Meeting #25

Wednesday, October 10, 2011

Members

Larry Brouse – Chair
Kristin O'Donnell
John Dolan
Frederick Scheetz
Anne Fiske Zuniga
S Anne Newcombe
Leslie Watson
Mike Greenen
Kristen Johnson
Ted Klainer

Larry Brouse
John Dolan
Ted Klainer

Members Present

Kristin O'Donnell
Frederick Scheetz
Anne Newcomb

Members Absent

Anne Fiske Zuniga
Leslie Harper Miles
Kristen Johnson

Anne Newcombe
Mike Greenen

Staff Present

Steve Sheppard – City of Seattle, Department of Neighborhoods
Michael Dorcy – City of Seattle Department of Planning and Development
Elise Chayet – Associate Administrator Harborview

Others Present

(see sign-in sheet)

Ex-Officio Members

Steve Sheppard – DON
Michael Dorcy – DPD
Elise Chayet – Harborview
Medical Center

1. Welcome, Introductions and Housekeeping

The meeting was opened by Larry Brouse. Brief introductions followed.

2. Housekeeping

The agenda was approved without substantive changes.

3. Harborview Hall Plaza Update

Ted Klainer was introduced to discuss the current situation concerning re-evaluation of the demolition of Harborview Hall. Mr. Klainer informed the Committee that since the last CAC meeting members of the King County Preservation community have requested through the King County Executive's Office that there be a pause in the demolition process for Harborview Hall. They are looking for a new way to save the building, loosely called "adaptive reuse". They have requested the pause so they can come up with new financial ways to retain the building. In the spirit of cooperation the University of Washington and Harborview Board of Trustees agreed to a 90-day pause in the process. Harborview was close to accepting demolition bids. Three were in the wings and are being held now.



Mr. Klainer noted that there are a number of requirements for the adaptive reuse to work: 1); seismic upgrading will be required; 2) the use must be for hospital use, and 3) any retrofit has to be at no cost to the hospital or King County. He noted that in early September the County issued a request for qualification (RFQ) and concepts in the Daily Journal of Commerce and Seattle Times. Four groups have turned in bids for the RFQ, they are the Seneca Group, Wright-Runstad, Sabey Corporation, and the Long Term Housing Institute. Harborview staff is currently reviewing the presentations with the County and UW staff. Each proposal has come up with different ways of retrofitting the building. Following staff review, the project will be further reviewed by the Bond Over-site Committee. They will probably review the RFQ's twice, once in October and once in November. Following these reviews, Harborview will make a decision whether to proceed farther down the path of retrofitting Harborview Hall or move forward with demo process and building the plaza.

Mr. Klainer noted that as this would be a significant change in the Harborview MIMP process Harborview concluded that it should be presented to the CAC to let you know about some of the details, some of what occurred, get your feedback, see if you have any thoughts on it and I know there is a long history.

Comments of Larry Brouse: Mr. Brouse stated that he was astounded that this could even be conceived. He offered the opinion that this action appears abrogate his entire understanding of intent of the master plan and its implementation over what the last 10 years. He noted that this appeared to be orchestrated politically by the County Executive and questioned whether it was legally permissible.

Mr. Brouse then read a letter that he proposed be sent on behalf of the Committee. The letter was as follows:

Letter written by Larry Brouse, as read to the Committee to be added to the records:

Dear Ted,

I'm writing this letter in my capacity as chair of the Citizen's Advisory Committee for the Harborview Medical Center Master Plan. The CAC wishes to express its grave concern at the actions outlined in your September 6, 2011 letter notifying us that the County is considering making a major change to the plan by foregoing the demolition of Harborview Hall. We wish to state our opposition to this idea in strongest possible terms.

First of all we resent that some vague "King County Building Preservation community" can appear at the eleventh hour and derail a carefully thought-out and consensus driven Master Plan which was approved years ago. Bona fide interest groups and individuals were given ample opportunity for input into the MIMP over a decade ago. Who exactly is this community?

As you are well aware, Harborview, the local community, and many other stakeholders including the Seattle Landmarks Preservation Authority have been working on the Master Plan for almost 12 years. We are astounded that a component representing almost a third of the Master Plan can be arbitrarily changed by Executive decision by the County. If such a thing can be done, what's the purpose of requiring a Master Planning process involving all the major stakeholders?

Second, the issues of Harborview Hall and the East Clinic Building were carefully and exhaustively examined by the Landmarks Board and the matter of Harborview Hall's non landmark status was conclusively decided.

Third, and to my mind most importantly, the provision of an open campus with green space was one of the major issues raised by the neighborhood from the earliest stages in the Master Plan process. The retention of Harborview Hall eliminates the centerpiece of the

open campus and green space and to our way of thinking guts the entire design. This is a major alteration and it cuts to the heart of the agreed and approved Master Plan. This feels more like serving notice than "dialogue" with members of our surrounding community, dialogue as mentioned in your letter.

If the County intends to unilaterally abrogate the agreements with the local community and the Master Plan process we intend to request that the City revoke the Harborview MIMP and require that Harborview begin an entirely new master planning process before any further work is performed.

Brief discussion followed. The discussion focused on determining who had asked the County to look into preserving the building and why. Mr. Klainer stated that once the Environmental Sign (large white sign) was put up on the site stating the building was scheduled for demolition community members started a blog and once the blog got the attention of County staff the County Executive asked the Harborview Board of Trustees to consider a 90 day pause.

It was noted that if a letter is sent, it should be more widely circulated that indicated. At a minimum, the letter should also go to the Harborview Board of Trustees. They will have a meeting to review the presentations in October and make their recommendations in November.

Members noted that the main focus of concern is not the specifics of any re-use proposal for the building but its relationship to the Master Plan. Key observations made during this discussion were: 1) That the retention of Harborview Hall and the loss of the "Heart of Campus Open Space and Plaza" does not appear to be compatible with the overall vision in the adopted Master Plan; 2) that demolition of Harborview Hall and its replacement with the Heart of Campus Plaza was a key component of the plan; and 3) that possible preservation of Harborview Hall was considered at the time that the Master Plan was developed and rejected for a variety of reasons.

Larry Brouse asked if there is a cost associated with delay of demolition. Ted Klainer responded that there are costs associated with keeping the building safe and secure while it remains as vacant building. He noted that there are also costs associated with producing and reviewing the RFQ's.

Discussion returned to the letter from the Committee. Members suggested that Mr. Bouse provide Mr. Sheppard with an electronic copy to be send to members for their review/edit/add suggestions. Members present stated that any letter sent should go out under the CAC letterhead and be directed to Dow Constantine, Larry Phillip, the Board of Trustees, Bond Oversight Committee, Steve Sheppard, Diane Sugimura, Director of DPD, and Bernie Matsuno, Director of DON.

Two additional issues were suggested as additions to the letter: 1) the importance of the plaza and its central role as a key design element, and 2) The costs associated with such a major change in the plan's direction.

Following this discussion, it was moved that:

The committee circulate a draft of the letter for comment and change Steve will take charge of that and then we will send the letter ultimately to County Executive, Larry Phillips, Board of Trustees of Harborview, Bond Oversight Committee, and also to Steve Sheppard for circulation in the appropriate offices within the City.

The motion was seconded.

No further discussion forthcoming, the question was called by show of hands. The vote was five in favor, none opposed.

A quorum being present and the majority of those in attendance having voted in the affirmative, the motion passed.

4. Demolition of 6-plex Building

Harborview staff noted that all of the former residents have all been relocated and building has been boarded up. Harborview would like to demolish it because it is starting to become a public nuisance and would like to keep the community safe, also would like to demolish it and in its place put a concrete pad with a bike racks for about 20 bikes, there would be a fence so people can't fall off the edge and there will be lights. They are hoping to start in 4 to 6 months and be complete in about 4 to 6 weeks.

5. New Business

Steve Sheppard noted that hi is in the process of calling non-attending members prior to initiating the process to select new members

6. Adjournment.

No further business being before the Committee, the meeting adjourned.